



Planning Commission Agenda Item

Meeting Date: 11/11/2025

From: Josh White, Principal Planner

Item: Front Yard carports Amendments public hearing

Purpose: Front yard carports Amendments public hearing

Background:

Due to the hailstorm that affected much of the community on June 17, 2025, there have been increased requests for carports to help protect cars from future storms. In some neighborhoods, the only feasible location for a carport is in the front yard. Our current regulations would not allow the placement of a carport in the front yard as it would violate the front yard setback. Staff propose creating a special exception with administrative approval for areas that do not have rear alley access. All areas with rear alley access would still be required to conform to the current regulations. Carports can be placed on the side of houses but would still be required to meet the standard side yard setback. In most areas of the city, this would require all carports and other accessory structures to be placed on the rear half of the lot.

The Planning Commission discussed these amendments at both the September and October meetings. At the October meeting, a public hearing date was set for this date. During the public hearing, staff will present the changes for open discussion including by members of the public. At the conclusion of the public hearing, Planning Commissioners should vote whether to recommend the City Commission approve the changes.

Action:

Hold a public hearing. At the conclusion of the public hearing make a motion to make a recommendation to the City Commission on whether to approve the proposed amendments.

Attachments:

Proposed Amendments